

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, North Conference Room
Monday, June 3, 2013
3:30 p.m.

Minutes

PRESENT: Scott Sturtz, City Engineer
 Susan Connors, Director of Planning/Community Development
 Ken Danner, Subdivision Development Manager
 Jane Hudson, Principle Planner
 Sherri Stansel, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
 Julie Shelton, Staff
 Michael Steer, Austeer, Inc.
 Evan Nixon, The Cies Co.
 David Hargis, CPES
 Phil Clour, CPES
 Charlie Thomas, City of Norman-Utilities Dept.
 Allison Palmer, property owner
 Laurie Williams, property owner
 Peter Pierce, property owner
 Ann Gross, property owner

NOT PRESENT: Shawn O’Leary, Director of Public Works
 Neil Suneson, Citizen Member

The meeting was called to order by Sturtz who announced that O’Leary and Suneson would not be present. Sturtz asked the committee for approval of the minutes of the May 6, 2013 meeting. Motion by Stansel. Seconded by Danner. Approved 5-0.

Item No. 1, Flood Plain Permit No. 519: McLellan introduced the applicant, Michael Steer, and introduced the applicants’ engineer as JW Dansby who was not present. McLellan stated that the application is for a drive approach and culvert for property located on an unplatted lot on the east side of 48th Avenue SW which is located south of the OG&E substation. It was indicated that the culvert will be 18” inches in diameter made out of corrugated metal pipe and will have 4 to 1 concrete side slopes. The driveway will be approximately 20’ wide with a concrete surface at the approach. It was added that all items submitted adhere to City standards. McLellan continued by noting that the property is located in the Ten Mile Flat Creek floodplain and the floodplain area is due to the backwater from the Canadian River. Fill restrictions were noted, it was added that fill is allowed to construct driveways and compensatory storage requirements were addressed. In addition, a letter from the applicant’s engineer had been received stating that there will be no rise in the base flood elevation due to this project.

Sturtz asked applicant for additional comments and asked for citizen questions. Motion to approve application from Connors. Seconded from Danner. Permit approved 5-0.

Item No. 2, Flood Plain Permit No. 521: McLellan introduced the applicant, Evan Nixon, representing the development, Summit Valley Addition, Section 2, and Philip Clour as the engineer of the development. McLellan stated that this application was for the re-approval of the flood plain permit of Summit Valley, Section 2. Nixon stated that the construction is for water lines, storm sewer and sanitary sewer and roadway for this development. McLellan added that this is a re-approval of Flood Plain Permit No. 429 which was approved on March 16, 2009 and expired on March 16, 2011. McLellan added that the application is a result of a Final Plat submitted for approval in May, 2013. The committee was shown photos of the area to include Dave Blue Creek. Information was provided that Clour performed a flood study adopted by FEMA as part of the 2008 flood plain maps. It was shown that the box culvert, originally planned for Section 2, would not be crossing over Dave Blue Creek, but the road would stop immediately before the creek. Utilities consisting of water line, sanitary sewer, and storm sewer would be installed by excavating a trench, placing the pipe and backfilling to grade. No fill will be needed in the flood plain for utility construction. Storm sewer will be constructed from the detention pond to the creek bank and a small amount of sanitary sewer will go through the floodplain and connect to an existing manhole. In addition, a section of waterline will be constructed and a small amount of roadway will be constructed in the floodplain. McLellan stated that a small amount of fill will be needed for this project, but compensatory storage has been provided.

A preliminary plat was originally approved in September, 2008 and the final plat was approved by the Planning Commission in May, 2013 with the understanding that a Flood Plain Permit was required before the Final Plat is submitted to City Council. It was noted that revised plans will be submitted by the engineer. The committee reviewed pictures of the location and applicable ordinance sections were discussed. Compensatory storage requirements were also reviewed. In addition, a statement had been received from the project engineer stating that there will be no rise in the base flood elevation. Sturtz asked for comments or questions from the applicant or citizens. Motion for approval from Stansel. Seconded by Danner. Approved 5-0.

Item No. 3, Flood Plain Permit No. 520: McLellan introduced Charlie Thomas, Utilities Engineer, and stated the project is part of the 2011 Sanitary Sewer Maintenance Project. This project is to replace sanitary sewer mains and new manholes and it was noted that a portion of this project is in the Bishop Creek floodplain. The project location is bounded by Oklahoma Avenue to the west, Mockingbird Lane to the north, Tarman Circle to the east, and Boyd Street to the south. New sanitary sewer main will be installed by the pipe-bursting method which will involve winching of steel bursting heads with new pipe attached through the existing pipe from manhole to manhole. The bursting head breaks apart the existing clay pipe in the process and new individual service lines are installed by excavating down to the new main and tying in the services at that point. Some existing manholes will also be replaced. Any excess material will be removed from the floodplain.

Applicable ordinances sections were discussed to include fill restrictions and compensatory storage requirements. Sturtz asked the applicant for any additional comments. Question from Ann Gross along with various property owners asking questions about the project construction. Thomas went over details and clarification the location of the project, and stated that this project was for sewer lines and not a project to address drainage. Motion to approve by Danner. Seconded by Connors. Approved 5-0.

Miscellaneous Discussion:

Miscellaneous discussion from the committee to include recent flooding issues causing road closures around Norman.

Motion to adjourn from Connors. Seconded from Danner. Approved 5-0.

Meeting adjourned at 4:00 p.m.